hotblack desiato



Darwin Court, Gloucester Avenue, NW1 7BG

Guide Price: £925,000 Leasehold

3 Dble Bedrooms | Living Room | Parking | Close to Primrose Hill Village and Fields

A fantastic 3-bedroom first floor apartment within a popular purpose-built block in Primrose Hill. Darwin Court is only a short stroll from Primrose Hill Fields and Village and Regents Park. There is a balcony off the large, open plan living room, private parking beneath the block, a lift and a porter. The flat is being sold chain free.

- Leasehold - 119 years
- First Floor
- 3 Double Bedrooms
- Spacious Living Room
- Top Quality Fitted Kitchen and Bathroom
- Balcony
- On-Street Resident Permit Parking
- Underground Parking
- EPC C
- Council Tax Band F
- Service Charge Approx £10350 pa
- Ground Rent £200 pa













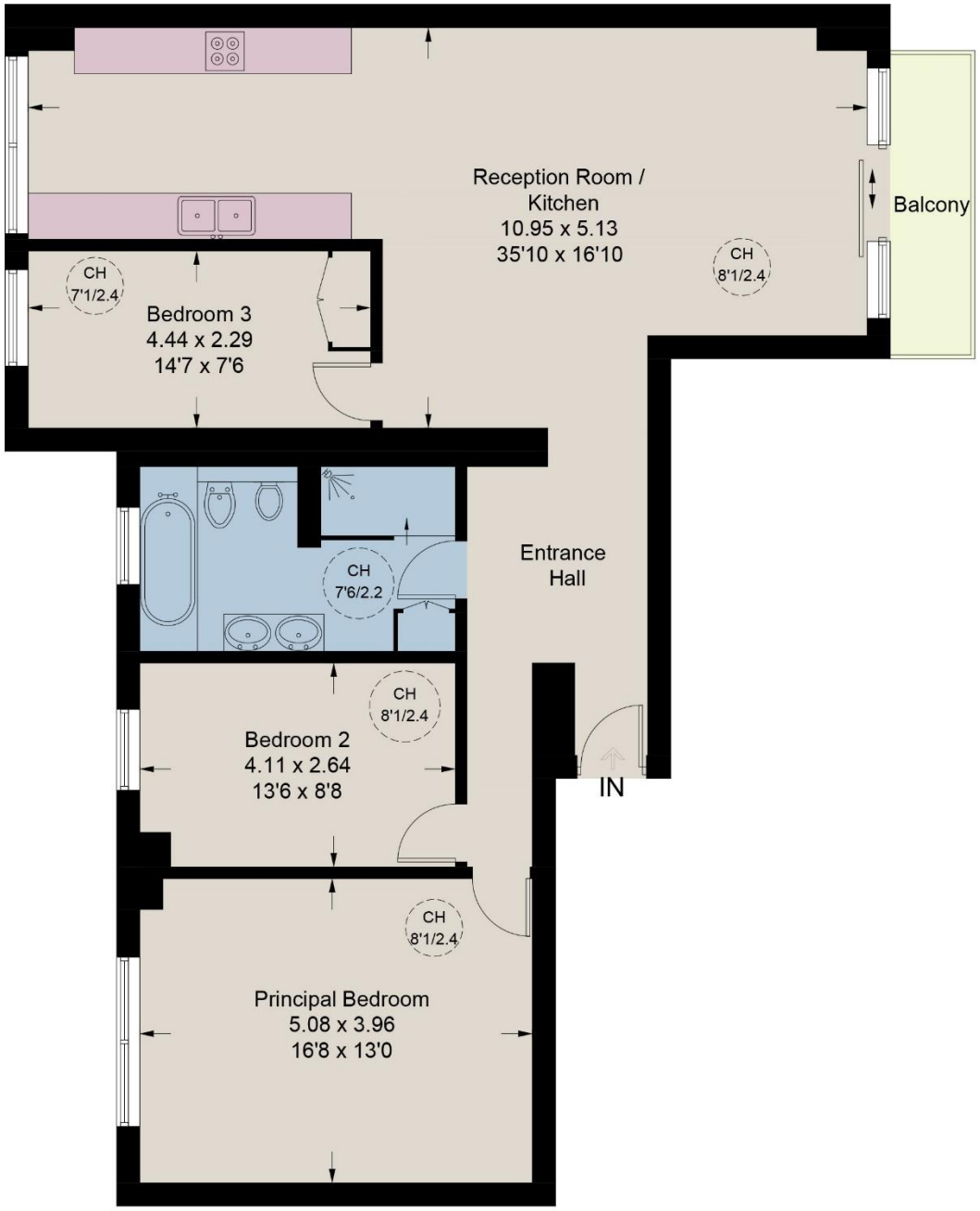


Darwin Court

Approximate Area = 115.2 sq m / 1240 sq ft
Including Limited Use Area (0.9 sq m / 1 sq ft)

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= Reduce head height below 1.5m



First Floor

Illustration for identification purposes only, not for valuation purposes, measurements are approximate, not to scale.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

